

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Richmond Division**

IN RE:)	
)	
JAMES RONALD RITCHIE)	Case No. 18-30764-KLP
THERESA ANN RITCHIE)	Chapter 13
)	
Debtors)	
<hr/>		
JAMES RONALD RITCHIE)	
THERESA ANN RITCHIE)	
)	
Plaintiffs,)	
)	
v.)	APN: 20-03124-KLP
)	
OLGA RITCHIE, ET AL.)	
)	
Defendants.)	

MOTION TO APPROVE CONSENT ORDER WITH MOMENTUM TITLE, LLC

COME NOW the Plaintiffs, James Ronald Ritchie and Theresa Ann Ritchie (also referred to herein as “Debtors”), by counsel, and as and for their Motion to Approve Consent Order with Momentum Title, LLC, state as follows:

1. This Adversary Proceeding is seeking, *inter alia*, the turnover of proceeds from the sale of real estate and improvements located in Nashville, TN known as 7929 Kirkfield Drive, Nashville, TN, more particularly described as

James E. Kane (VSB #30081)
KANE & PAPA, P.C.
1313 East Cary Street
Richmond, Virginia 23219
Telephone: (804) 225-9500
Facsimile: (804) 225-9598
Email: jkane@kaneandpapa.com
Counsel for Plaintiffs

Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, of record in Plat at Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

("Property"), that the Plaintiffs allege to be property of their bankruptcy estate.

2. Defendant Momentum Title, LLC ("Momentum Title") is currently holding the sum of \$87,230.64 in escrow from the sale of the Property ("Proceeds").

3. Under Tennessee law, due to the Property being obtained by intestate succession, the Proceeds are to be held in escrow for six (6) months from the date of death and are scheduled to be released to Defendant Olga Ritchie on or after November 19, 2020.

4. Momentum Title has agreed continue to hold the Proceeds in escrow pending further order of this Court and has endorsed a consent order herein to that effect, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference ("Consent Order").

WHEREFORE, the Plaintiffs, James Ronald Ritchie and Theresa Ann Ritchie, respectfully request that the Court approve and enter the Consent Order and for such other relief as the Court deems appropriate.

JAMES RONALD RITCHIE
THERESA ANN RITCHIE

By: /s/ James E. Kane
James E. Kane (VSB #30081)
KANE & PAPA, P.C.
1313 East Cary Street
Richmond, Virginia 23219
Telephone: (804) 225-9500
Facsimile: (804) 225-9598
Email: jkane@kaneandpapa.com
Counsel for Plaintiffs

CERTIFICATE OF SERVICE

I hereby certify that on October 7, 2020, I mailed a true and exact copy of the foregoing Motion to Olga Ritchie, 3102 E. Laburnum Ave., Richmond, VA 23223, Christopher Corriveau, Esquire, President of Momentum Title, LLC, 2500 21st Avenue South, Suite 102, Nashville, TN 37212, and to the parties on the attached mailing matrix.

/s/ James E. Kane

James E. Kane

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA**
Richmond Division

IN RE:)	
)	
JAMES RONALD RITCHIE)	Case No. 18-30764-KLP
THERESA ANN RITCHIE)	Chapter 13
)	
Debtors)	
<hr/>		
JAMES RONALD RITCHIE)	
THERESA ANN RITCHIE)	
)	
Plaintiffs,)	
)	
v.)	APN: 20-03124-KLP
)	
OLGA RITCHIE, ET AL.)	
)	
Defendants.)	

NOTICE OF MOTION AND HEARING

The above Debtors have filed a Motion to Approve Consent Order with Momentum Title, LLC.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the court to grant the relief sought in the motion, or if you want the court to consider your views on the motion, then within three (3) days prior to the hearing date below, you or your attorney must:

- File with the court, at the address shown below, a written request for a hearing [or written response pursuant to Local Bankruptcy Rule 9013-1(H)]. If you mail your request for a hearing (or response) to the court for filing, you must mail it early enough so the court will receive it on or before the date stated above, to:

Clerk of Court
United States Bankruptcy Court
701 East Broad Street
Richmond, VA 23219

You must also mail a copy to:

James E. Kane, Esquire
Kane & Papa, P.C.
1313 East Cary Street
Richmond, Virginia 23219

- Attend a hearing scheduled for **October 28, 2020 at 10:00 a.m. at 701 East Broad Street, Room 5100, Richmond, VA 23219**. If no timely response has been filed opposing the relief requested, the court may grant the relief without holding a hearing.

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion or objection and may enter an order granting that relief.

Dated: October 7, 2020

Respectfully submitted,

JAMES RONALD RITCHIE
THERESA ANN RITCHIE

By: /s/ James E. Kane

James E. Kane (VSB #30081)
KANE & PAPA, P.C.
1313 East Cary Street
Richmond, Virginia 23219
Telephone: (804) 225-9500
Facsimile: (804) 225-9598
Email: jkane@kaneandpapa.com
Counsel for Plaintiffs

CERTIFICATE OF SERVICE

I hereby certify that on October 7, 2020, I mailed a true and exact copy of the foregoing Notice to Olga Ritchie, 3102 E. Laburnum Ave., Richmond, VA 23223, Christopher Corriveau, Esquire, President of Momentum Title, LLC, 2500 21st Avenue South, Suite 102, Nashville, TN 37212, and to the parties on the attached mailing matrix.

/s/ James E. Kane

James E. Kane

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA**
Richmond Division

IN RE:)	
)	
JAMES RONALD RITCHIE)	Case No. 18-30764-KLP
THERESA ANN RITCHIE)	Chapter 13
)	
Debtors)	
<hr/>		
JAMES RONALD RITCHIE, ET AL.)	
)	
Plaintiffs,)	
)	
v.)	APN: 20-03124-KLP
)	
OLGA RITCHIE, ET AL.)	
)	
Defendants.)	

CONSENT ORDER

UPON AGREEMENT OF THE PLAINTIFFS AND DEFENDANT MOMENTUM
TITLE, LLC, as evidenced by endorsement of counsel hereto; and it

APPEARING TO THE COURT that this Adversary Proceeding is seeking, *inter alia*, the
turnover of proceeds from the sale of real estate and improvements located in Nashville, TN
known as 7929 Kirkfield Drive, Nashville, TN, more particularly described as

Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Section
One, Phase Three, 2nd Addition to Sugar Valley, of record in Plat at Instrument
No. 20071214-0143931, in the Register's Office for Davidson County,
Tennessee, to which Plan reference is hereby made for a more complete
description of the property.

("Property"), that the Plaintiffs allege to be property of their bankruptcy estate; and it

James E. Kane (VSB #30081)
KANE & PAPA, P.C.
1313 East Cary Street
Richmond, Virginia 23219
Telephone: (804) 225-9500
Facsimile: (804) 225-9598
Email: jkane@kaneandpapa.com
Counsel for Plaintiffs

FURTHER APPEARING that Momentum Title, LLC ("Momentum Title") is currently holding the sum of \$87,230.64 in escrow from the sale of the Property ("Proceeds"); and it

FURTHER APPEARING that under Tennessee law, due to the Property being obtained by intestate succession, the Proceeds are to be held in escrow for six (6) months from the date of death and are scheduled to be released to Defendant Olga Ritchie on or after November 19, 2020; and it

FURTHER APPEARING that Momentum Title has agreed continue to hold the Proceeds in escrow pending further order of this Court; it is therefore

ORDERED that Momentum Title shall continue to the hold the Proceeds from the Sale of the Property, in escrow, and shall not disburse any portion of said Proceeds until further order of this Court.

Date: _____

U.S. Bankruptcy Judge

Entered on Docket: _____

SEEN AND AGREED TO:

/s/ James E. Kane
James E. Kane (VSB# 30081)
KANE & PAPA, P.C.
P. O. Box 508
Richmond, Virginia 23218-0508
Telephone (804) 225-9500
Email: jkane@kaneandpapa.com
Counsel for Plaintiffs

/s/ Christopher Corriveau
Christopher Corriveau, Esquire
President of Momentum Title, LLC
MOMENTUM TITLE, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
Phone: (615) 921-2524 ext. 100
Fax: (615) 590-3030
Email: chris@momentumtitletn.com

CERTIFICATION

Pursuant to Local Rule 9022-1(C), I hereby certify that all necessary parties have endorsed the above order.

/s/ James E. Kane
Counsel for Plaintiffs

Parties to Receive Copies

James E. Kane, Esquire
Kane & Papa, P.C.
P. O. Box 508
Richmond, Virginia 23218-0508

Christopher Corriveau, Esquire
MOMENTUM TITLE, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212

Olga Ritchie
3102 E. Laburnum Ave.
Richmond, VA 23223

Suzanne E. Wade, Esquire
Chapter 13 Trustee
P.O. Box 1780
Richmond, VA 23218

/s/ James E. Kane
James E. Kane

Label Matrix for local noticing

0422-3

Case 18-30764-KLP

Eastern District of Virginia

Richmond

Wed Oct 7 15:13:59 EDT 2020

United States Bankruptcy Court

701 East Broad Street

Richmond, VA 23219-1888

Prestige Financial Services, Inc.

c/o Steven L. Higgs, P.C.

9 Franklin Road, SW

Roanoke, VA 24011-2403

Anthem BSBS Recovery

PO Box 931766

Cleveland, OH 44193-1867

UST smg Richmond

Office of the U. S. Trustee

701 East Broad St., Suite 4304

Richmond, VA 23219-1849

Ashley Funding

P.O. Box 10587

Greenville, SC 29603-0587

Ashley Funding Services, LLC its successors

assigns as assignee of Laboratory

Corporation of America Holdings

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

Bon Secours

8550 Mayland Drive

Henrico, VA 23294-4754

Bon Secours

PO Box 1123

Minneapolis, MN 55440-1123

Bruce C. Rowe, MD

8228 Meadowbridge Rd

Mechanicsville, VA 23116-2331

Buckley King LPA

600 Superior Ave. East

Suite 400

Cleveland, OH 44114-2652

CBE Group

PO Box 2594

Waterloo, IA 50704-2594

CBE Group

PO Box 900

Waterloo, IA 50704-0900

CMRE Financial

3075 East Imperial Highway

Suite 200

Brea, CA 92821-6753

COUNTY OF HENRICO, VIRGINIA

ANDREW R. NEWBY, ASST. COUNTY ATTORNEY

P. O. BOX 90775

HENRICO, VIRGINIA 23273-0775

Colon and Rectal Specialists

7605 Forest Avenue

Suite 308

Henrico, VA 23229-4939

Columbia Cardiology

PO Box 11068

Columbia, SC 29211-1068

Commonwealth Radiology

1508 Willow Lawn Drive

Suite 117

Richmond, VA 23230-3421

Commonwealth of Virginia

Department of Taxation

P.O. Box 2156

Richmond, VA 23218-2156

Continental Emergency Services

P.O. Box 66064

Dallas, TX 75266-0000

(p)CONTINENTAL EMERGENCY SERVICES

111 BULIFANTS BLVD

STE B

WILLIAMSBURG VA 23188-5711

Gastrointestinal Specialists

2369 Staple Mill Road

Suite 200

Richmond, VA 23230-2918

Horizon Financial Management

8585 S Broadway

Suite 815

Merrillville, IN 46410-5648

LCA Collections

P.O. 2240

Burlington, NC 27216-2240

Lab Corp.

PO Box 2240

Burlington, NC 27216-2240

MCV Associated Physicians

P O Box 91747

Richmond, VA 23291-1747

MCV Collection Department

PO Box 980462

Richmond, VA 23298-0462

MCV Physicians

1605 Rhoadmiller St.

Richmond, VA 23220-1106

Memorial Regional Medical Cent

P.O. Box 33130

Phoenix, AZ 85067-3130

Memorial Regional Medical Cent

P.O. Box 409438

Atlanta, GA 30384-9438

Memorial Richmond Medical Ctr
PO Box 590067
Fort Lauderdale, FL 33359-0067

Meridian Resource
PO Box 659505
San Antonio, TX 78265-9505

PMAB
PO Box 12150
Charlotte, NC 28220-2150

Prestige Financial Service
PO Box 26707
Salt Lake City, UT 84126-0707

Prestige Financial Services
BANKRUPTCY DEPT
PO BOX 26707
Salt Lake City UT 84126-0707

Primedoc of Richmond
PO Box 2249
Pawleys Island, SC 29585-2249

Pulmonary Associates of Rich.
100 Boulders Parkway
Suite 102
Richmond, VA 23225-0000

Resurgent Capital
PO Box 10587
Greenville, SC 29603-0587

Richmond Card Assoc
PO Box 843356
Boston, MA 02284-3356

Richmond Cardiology
8243 Meadowbridge Road
Mechanicsville, VA 23116-2329

SCI
PO Box 85005
Richmond, VA 23285-5005

ST. Francis Medical Center
13710 St. Francis Boulevard
Midlothian, VA 23114-3267

Subrogation Responses
Customer Care Center
PO Box 659505
San Antonio, TX 78265-9505

United Consumers
PO Box 4466
Woodbridge, VA 22194-4466

Verizon Virginia
500 Technology Drive
Suite 300
Weldon Springs, MO 63304-2225

Virginia Cardiovascular Spec.
c/o Schettine & Nguyen
10 S. 23rd Street
Richmond, VA 23223-7814

(p)VIRGINIA DEPARTMENT OF TAXATION
P O BOX 2156
RICHMOND VA 23218-2156

Virginia Eye Institute Surgery Pavilion
c/o The Nguyen Law Firm
PO Box 1958
Ashland, VA 23005-4958

Virginia Urology
1121 Situs Court, Ste 350
Raleigh, NC 27606-4275

(p)VIRGINIA UROLOGY
Attn: Bankruptcy Department
9101 Stony Point Drive
Richmond, VA 23235-1979

W/6 Construction Co.
6464 White Oak Road
Sandston, VA 23150-5421

West Home Health Care
PO Box 31778
Henrico, VA 23294-1778

Zoll
PO Box 644321
Pittsburgh, PA 15264-4321

James E. Kane
Kane & Papa, PC
1313 East Cary Street
P.O. Box 508
Richmond, VA 23218-0508

James Ronald Ritchie
1871 North Washington Street
Henrico, VA 23075-2617

John P. Fitzgerald, III
Office of the US Trustee - Region 4 -R
701 E. Broad Street, Ste. 4304
Richmond, VA 23219-1849

Suzanne E. Wade
341 Dial 877-996-8484 Code 2385911
7202 Glen Forest Drive, Ste. 202
Richmond, VA 23226-3770

Theresa Ann Ritchie
1871 North Washington Street
Henrico, VA 23075-2617

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Continental Emergency Services
P.O. Box 848747
Boston, MA 02284-0000

Virginia Dept. of Taxation
Post Office Box 1115
Richmond, VA 23218-1115

(d)Virginia Dept. of Taxation
Post Office Box 2369
Richmond, VA 23218-1115

Virginia Urology
PO Box 79437
Baltimore, MD 21279-0000

End of Label Matrix
Mailable recipients 57
Bypassed recipients 0
Total 57